

## Glynde Road, Brighton BN2, 9YJ

Approximate Gross Internal Area = 93.5 sq m / 1006 sq ft  
(Including Garage)

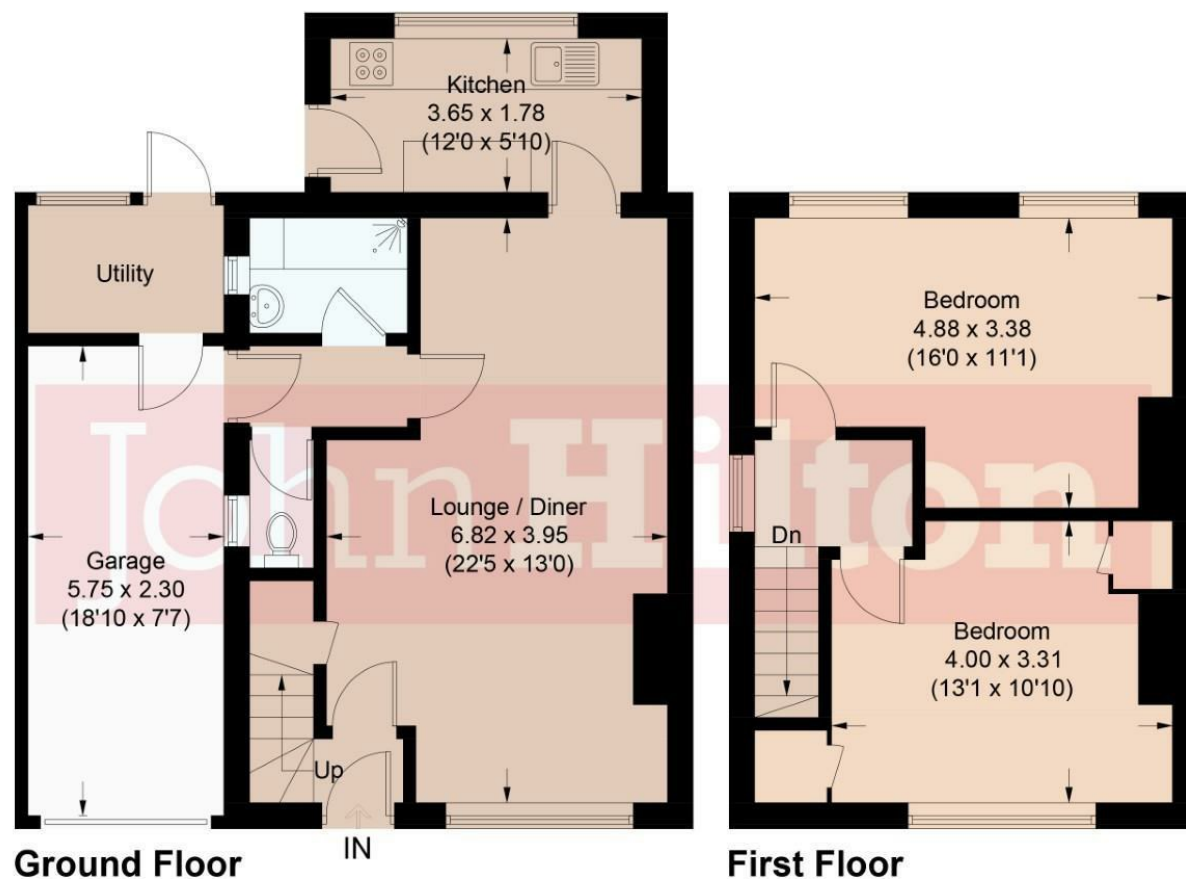


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



JohnHilton

Total Area Approx 1006.00 sq ft

22 Glynde Road, Brighton, BN2 9YJ

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**£325,000 Freehold**





## 22 Glynde Road, Brighton, BN2 9YJ

**\*\* NO ONWARD CHAIN \*\***

An extended, two double bedroom, semi-detached, older-style house which offers perfect potential for its new owner to make their own mark through improvement, alteration and extension - subject to the necessary consents. Located close to Brighton Racecourse, the property is served by a regular bus service providing access to the city centre, and is within easy walking distance of lovely countryside walks. Internally, the property offers a combined lounge-dining room, kitchen, shower room and separate toilet to the ground floor, with the two bedrooms upstairs - one enjoying distant sea views! Externally, both front and rear gardens are low maintenance and laid to paving and the property benefits from a large store/workshop to the side of the house which could offer a multitude of uses.



### Approach

Front garden laid to brick block paving with timber fence and gate to front. Up-and-over door into store and double-glazed front door.

### Entrance

Stairs ascend to first floor landing, radiator, door into:

### Lounge/Dining Room

6.82m x 3.95m (22'4" x 12'11")  
Double-glazed window to front with radiator under, painted stone fireplace with boarded chimney recess (not tested), understairs storage cupboard, timber-framed door into inner hallway, wall-mounted mirror.

### Kitchen

3.65m x 1.78m (11'11" x 5'10")  
Double-glazed window to rear overlooking rear garden. Worktops with part-tiled splashbacks extend to include a single bowl sink with drainer and mixer tap, alongside a four-ring gas hob with electric oven under and extractor fan over. Space and plumbing for under-counter fridge, freezer, and washing machine. Wall-mounted cupboards, shelving and door to side offering access onto rear garden.

### Inner Hallway

Radiator, part-tiled surround and ceramic tiled floor.

### Shower Room

Obscure double-glazed window to side. Shower enclosure with thermostat shower and wash hand basin, heated towel, extractor fan and ceramic tiled floor.

### Separate WC

Double-glazed window to side, low-level WC, extractor fan and part ceramic tiled surround.

### First Floor Landing

Double-glazed window to side, hatch offering access into loft space with pull-down ladder.

### Bedroom

4.88m x 3.38m (16'0" x 11'1")  
Twin double-glazed tilt-and-turn windows overlooking rear garden with radiator under. Wall-mounted 'Worcester' boiler.

### Bedroom

4.00m x 3.31m (13'1" x 10'10")  
Double-glazed window to front offering sea glimpses, radiator under, two built-in wardrobes with hanging space.

### Rear Garden

Mainly laid to paving with small raised area laid to lawn with paved pathway.

### Garage

5.57m x 2.30m (18'3" x 7'6")  
Up-and-over door to front, power, lighting, workbench, wall-mounted shelving and door into further storage area with further door opening onto rear garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- NO ONWARD CHAIN
- Extended
- Semi-Detached Family Home
- Two Double Bedrooms
- Combined Lounge/Dining Room
- Large Store/Workshop
- Front & Rear Gardens
- Distant Sea Views
- Regular Bus Service
- Refitted Combi Boiler

Council Tax Band: **B**